009.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	987,700 / 987,700
					USE VALUE:	987,700 / 987,700
					ASSESSED:	987,700 / 987,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN ELSIE C
Owner 2:	
Owner 3:	
Street 1:	33 WYMAN TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2368 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3734.000	455,700		532,000	987,700
Total Card	0.086	455,700		532,000	987,700
Total Parcel	0.086	455,700		532,000	987,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.10 | /Parcel: 417.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7815

GIS Ref

GIS Ref

Insp Date 10/19/17

!836!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	455,700	0	3,734.	532,000	987,700		Year end	12/23/2021
2021	104	FV	434,500	0	3,734.	532,000	966,500		Year End Roll	12/10/2020
2020	104	FV	434,600	0	3,734.	532,000	966,600	966,600	Year End Roll	12/18/2019
2019	104	FV	336,200	0	3,734.	565,300	901,500	901,500	Year End Roll	1/3/2019
2018	104	FV	336,200	0	3,734.	412,300	748,500	748,500	Year End Roll	12/20/2017
2017	104	FV	312,200	0	3,734.	359,100	671,300	671,300	Year End Roll	1/3/2017
2016	104	FV	312,200	0	3,734.	305,900	618,100	618,100	Year End	1/4/2016
2015	104	FV	277,400	0	3,734.	299,300	576,700	576,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:05:54

LAST REV

Date	Time
10/23/17	12:20:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8475-453		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	7815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Inspected	PH	Patrick H
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3734		Sq. Ft.	Site		0	80.	1.78	1			View	25					532,020						532,000	

Total AC/HA: 0.08572 | Total SF/SM: 3734 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 532,020 | Spl Credit | Total: 532,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09341216
Const Adj.:	0.98980200
Adj $ / SQ:	194.807
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660372
Depreciation:	204715
Depreciated Total:	455657

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

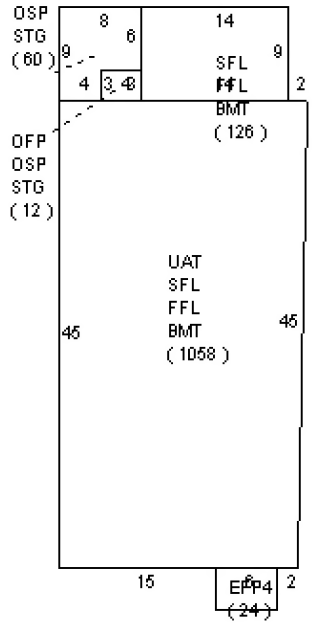
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	194.81
Special Features:	0	Val/Su Net:	114.01
Final Total:	455700	Val/Su SzAd	192.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	58.440	69,195
FFL	First Floor	1,184	194.810	230,652
SFL	Second Floor	1,184	194.810	230,652
UAT	Upper Attic	265	77.920	20,611
OSP	Screen Porch	72	42.920	3,090
STG	Storage	72	8.690	626
EFP	Enclos Porch	24	71.860	1,725
OFP	Open Porch	12	43.550	523
	Net Sketched Area:	3,997	Total:	557,074
Size Ad	2368	Gross Area	4790	FinArea 2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

009.0-0002-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: